

CRITERIA # 29 Protected Wetlands
Weight: 3

Assessment Definition: Wetlands are often regulated in the municipal policy documents and through the local conservation authority. Depending on the type of wetland, development of any kind may be prohibited and thus that area of land will not be available for hospital use. The size of the wetland area will impact the suitability of the site. It would be negative if the site was majority wetland (i.e. there would be no room to build). A positive would be if there was a small wetland which would create a natural feature and/or a visual enhancement on site.

Scale Factors: Presence of the following located on the site that impact development:

- "10": No wetlands
- "7": Some of the site is classified as wetlands, little or no impact to developable area
- "5": Some of the site is classified as wetlands; some impact to building likely
- "3": Most of the site is wetlands; considerable impact to building likely
- "0": Classified Wetlands (MNR), significant impact to building

	Vendor Response	Stantec Response	Notes	Scale
Site A	The smaller "Natural Environment Overlay" area as shown on Figure 18 of Attachment 1 contains a small wetland feature. This area is protected through the placement of the lands on the "Natural Environment Overlay" (Schedule "B2") of the County Official Plan. The County Official Plan requires that an Environmental Impact Assessment (EIA) be undertaken to assess the impacts on the Natural Environment Overlay site for any development within 120 meters of the site. It is anticipated that development will be permitted on the whole of the remaining 53.42 acres. Accordingly there are no protected wetlands, environmental areas or species at risk on the developable areas of the Site. See Attachment 29.			
Site B	There are no known protected wetlands, environmental areas, or species at risk on the site.			
Site C	The subject lands are almost exclusively agricultural with no protected wetlands, environmental areas, or species at risk. An Environmental Study Report prepared for the Lauzon Parkway Improvements Class EA Study does not identify any significant environmental features within the East/West Arterial Road study area. (Figure 29 a and b)			
Site D	The Town of Essex has confirmed that they are not aware of any protected wetlands, environmental areas or species at risk on the site. See letter of declaration.			
Site E	The subject site does NOT have any protected wetlands. This response is applicable to all three (3) parcels of land that form the subject site.			
Site F	To the best of our knowledge there are no protected wetlands or environmental areas or species located anywhere on the Site.			
Site G				
Site H	There are NO PROVINCIALY SIGNIFICANT WETLANDS on the subject site.			
Site I	The Site is not a protected wetland, and does not have any natural water features			
Site J	The Site is not a protected wetland, and does not have any natural water features			
Site K	There are no wetlands of any type on the Subject Site.			
Site M	No portion of the proposed site is designated as being either a locally or provincially significant wetland. The site is within 30m of lands designated as provincially significant wetlands (PSW). Prior to development an environmental evaluation report would be required to demonstrate that there would be no negative impact on the natural features or ecological functions on the PSW. The site exceeds the minimum size requirement and therefore provides additional flexibility to accommodate any required setbacks or buffers if required as part of the environmental evaluation report.			
Site N	There are no protected wetlands, or environmental areas at risk or species at risk.			
Site O	According to the ERCA mapping attached there is no protected wetlands, floodplains, or environmental areas on or near the property. FOR DETAILS & INSERTS SEE INDEX TAB 29			
Site P	To the best of our knowledge, opinion and beliefs there are no wetlands, environmental areas or species at risk on the site.			
Site Q	There are no protected wetlands, environmentally sensitive areas or species at risk on the Site.			

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	Vendor Response	Stantec Response	Notes	Scale
Site R	I hereby declare that there are no protected wetlands, environmental areas or species at risk on the Site.	[REDACTED]		
Site S	I hereby declare that there are no protected wetlands, environmental areas or species at risk on the Site itself.			
Site T	There is a protected natural heritage site to the north of the Site but to the best of our knowledge and belief there are no wetlands or environmental areas on the Site.			
Site U	Not known at this time. Currently in review re: Will Leaf Aster (not confirmed).			

Signature _____

Date _____